

FEB 24 1970

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick,
Linnell, Phillips, Rankin, Sweeney
and Wilson

ABSENT: Alderman Adams (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel and other matters.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 17, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

1. Ass't. City Engineer Traffic & Transportation et al	Georgia Viaduct Replacement and East Approach Routes (Union-Prior Couplet Review)
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FOR COUNCIL ACTION SEE PAGES 2, 3 and 4

UNFINISHED BUSINESS

1. Pender Street

It was agreed to defer the Report Reference and general consideration of this matter, with particular reference to the South 7' of Lot 13, Subdivision 10, Block A, D.L. 182 - N/S Pender Street, East of Vernon Drive, until the next meeting of the Council.

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m. in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of Council present.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell,
Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)

DELEGATIONS

Mr. Sutton, representing the Continental Hotel Limited, was called but did not appear. No delegations were heard on this matter therefore. For Council action see pages 4 and 5.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Georgia Viaduct Replacement and
East Approach Routes
(Union-Prior Couplet Review)

The Council considered Board of Administration report dated February 19, 1970, in regard to the Georgia Viaduct Replacement and east approach routes, including reference to the Union-Prior Couplet. The report sub headings are as follows:

1. Georgia Viaduct Replacement
2. East-West Freeway
3. Grade Street Alternatives, which were noted as,

Alternative A	Union Prior Couplet
Alternative B-1	Charles-Malkin Route
Alternative B-2	Charles-Malkin Route
Alternative C	Malkin-Great Northern Cut Route to Nanaimo
Alternative C-1	Malkin-Great Northern Cut Route to Clark Drive
Alternative D-1	No change to Basic Street System and the Viaduct as Designed
Alternative D-2	No change to Basic Street System but Redesign Viaduct Ramps

MOVED by Ald. Wilson,

WHEREAS City Council has determined that access from the Georgia Viaduct to Highway 401 through the residential area of Strathcona, Grandview and Hastings is undesirable;

RESOLVED THAT

- (a) City Council approve the permanent alignment from the Georgia Viaduct to 401 via Malkin Drive and the Great Northern Cut;
- (b) the Board of Administration be instructed to communicate with the viaduct consultants to commence an immediate study with particular emphasis on possible staged development of the Malkin Drive and Great Northern Cut from the Columbia-Quebec connector and to report back to Council;
- (c) the Board of Administration report to Council after consultation with the consultants as to the Terms of Reference, which shall include a report in terms of (i) freeway standards and (ii) grade street standards;
- (d) the Provincial Highways Department and the Planning Department of the Greater Vancouver Regional District be advised of this action of the City Council.

(carried)*
see next page

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Georgia Viaduct Replacement (cont'd)

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION

AGAINST THE MOTION

Alderman Rankin
Alderman Linnell
Alderman Broome
Alderman Phillips
Alderman Calder
Alderman Sweeney
Alderman Wilson
Alderman Bird
His Worship the Mayor
Alderman Hardwick

The motion was declared,

— CARRIED UNANIMOUSLY*

MOVED by Ald. Linnell,

THAT although the technical experts have recommended the Union-Prior couplet and that without it congestion will result, for sociological reasons the alignment to Clark Drive only be approved by alternative plan D-2, using Prior Street as a temporary route with the aim of phasing this route out as soon as possible.

(tabled)

MOVED by Ald. Sweeney, in Amendment,

THAT the following be substituted for Alderman Linnell's motion:

'THAT, as a temporary measure, the Union-Prior alignment to Clark Drive only, be endorsed by the City Council until such time as a permanent connection to the freeway can be established;

FURTHER THAT the matter of required local improvements be referred to the Board of Administration for report back with respect to the possibility of giving relief therefrom to the people involved, since this alignment is temporary only'.

(tabled)

MOVED by Ald. Calder,

THAT the motion and amendment be tabled for one week and the members of Council in the meantime consult not only with the technical officials, but also with the social planning officials concerned with this area; His Worship the Mayor to make any necessary arrangements.

(carried) **

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION

AGAINST THE MOTION

Alderman Linnell
Alderman Broome
Alderman Bird
Alderman Phillips
Alderman Calder
Alderman Sweeney
Alderman Wilson
His Worship the Mayor

Alderman Hardwick
Alderman Rankin

The motion was declared,

- CARRIED**

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Georgia Viaduct Replacement (cont'd)

MOVED by Ald. Sweeney,

MOVED by MR. SWENSON,
THAT the communications received from the following be
received:

Strathcona Property Owners and Tenants Association
Citizens Council on Civic Development
Central Council of Ratepayers
Grandview-Woodland Area Council
Evan Wolfe, M.L.A. and Herb Capozzi, M.L.A.
Petition - Students Simon Fraser University
Petition - Students University of British Columbia
Cassiar Ratepayers Association

- CARRIED

B. Continental Hotel: Lease to
Young Women's Christian Association
for Single Transient Women

The Board of Administration, under date of February 17, 1970, submitted a report in the matter of lease of the Continental Hotel to the Y.W.C.A. as a residence for single transient women. The report sets out details of a proposed arrangement with the Y.W.C.A. and termination of the present month-to-month tenancy arrangements with Mr. W. R. Sutton.

The following summary of recommendations is extracted from the report:

"The Administrative Analyst recommends that:

- (a) The Supervisor of Property and Insurance be authorized to inform Mr. W. R. Sutton before the first of March 1970 that his tenancy of the Continental Hotel shall terminate on the last day of March 1970.
- (b) The Administrative Analyst and the Supervisor of Property and Insurance be authorized to make arrangements to phase out the present operation so that the present residents are able to relocate without undue hardship and, for this purpose, the Supervisor of Property and Insurance be authorized to complete arrangements with Mr. W.R. Sutton concerning appointment as manager to carry on the service of the hotel and to deliver the building vacant and clear of furnishings by Monday, May 4, 1970, as outlined at Item 2., above, and under agreement satisfactory to the Corporation Counsel.
- (c) An architect be appointed to prepare preliminary drawings and obtain estimates. Subsequent to approval of the estimates, he be appointed to prepare working drawings, call for tenders, recommend a contractor and supervise the contract to completion.
- (d) In accordance with the recommendation of the Director of Finance:
 - i. A sum of money be approved as a supplementary budget item when the architect brings forward bids received in response to a tender call. The award of the contract to be in accordance with City policy.
 - ii. The money so advanced be recouped as rental over the life of the project (minimum of five years) with interest charged at 8½% per annum.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Continental Hotel (cont'd)

- (e) The Board of Administration be authorized to submit the complete proposals to the Provincial Government for their endorsement and financing.
- (f) The agreement between the City and the Y.W.C.A. be signed by the Mayor and City Clerk on behalf of the City when in final form, satisfactory to the Corporation Counsel."

The Board of Administration recommends adoption.

(Report on file in City Clerk's Office)

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Bus Fares and Hydro Rates

The Council noted a communication from the Executive Director of the Union of British Columbia Municipalities submitting information of presentations made to the Premier concerning power rates. In the communication the support of the members of the U.B.C.M. is requested.

Also furnished to the Council were copies of communications forwarded by His Worship the Mayor to the Premier on the matter of power rates and bus fares. The Mayor's communication on power rates, sets out a similar position as expressed in the U.B.C.M. letter.

MOVED by Ald. Linnell,
THAT this information be received.

- CARRIED

2. Cost Sharing - Temporary Social Service Workers

MOVED by Ald. Wilson ,
THAT the communication from the Deputy Minister of Social Welfare, dated February 20, 1970, in the matter of cost sharing re temporary Social Service Workers, be referred to the Board of Administration for report to the next meeting.

- CARRIED

3. Tourist Bureau Spring Promotion: Trip by His Worship the Mayor

MOVED by Ald. Bird,
THAT His Worship the Mayor be authorized to attend, with
representatives of the Tourist Bureau, the Tourist Spring Promotion
to Calgary and Edmonton, March 5th and 6th.

- CARRIED

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Regular Council, February 24, 1970 6

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)C. General Report, February 20, 1970Works and Utility Matters

MOVED by Ald. Linnell,

THAT the report of the Board of Administration (Works and Utility matters), dated February 20, 1970, be adopted.

- CARRIED

Social Service and Health MattersPurchase of Replacement Typewriter

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Social Service and Health matters), dated February 20, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

MOVED by Ald. Linnell,

THAT, in respect of report of the Board of Administration (Harbours and Parks matters), dated February 20, 1970, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

Building and Planning Matters(i) Rezoning: S.W. corner of 48th Avenue
and Oak Street (III Industries of Canada)
(Clause 3)

MOVED by Ald. Broome,

THAT this clause of the report of the Board of Administration (Building and Planning matters), dated February 20, 1970, be adopted.

- CARRIED

(Alderman Calder recorded in the negative)

(ii) Rezoning: N/E Corner of Victoria
and 28th Avenue (Clause 5)Rezoning: W/S of Fraser Street between
14th and 15th Avenues (Clause 7)Rezoning: N/W corner of 10th Avenue and
Trafalgar Street (Clause 8)Rezoning: N/E corner 41st Avenue and
Collingwood Street (Clause 13)Rezoning: S/W corner of 54th Avenue
and Oak Street (Clause 14)

It was agreed to defer consideration of the foregoing clauses of the report of the Board of Administration (Building and Planning matters), dated February 20, 1970, pending the hearing of delegations, per requests received.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

(iii) Rezoning: S/S of 10th Avenue between Commercial and Victoria (Peter Cole - Architect) (Clause 10)

MOVED by Ald. Broome,
THAT this application be referred to a Public Hearing.

- CARRIED

(iv) Development Permit Application:
Royal Centre (Clause 15)

The Council considered development permit application by the Great West Saddlery Limited for commercial development on the easterly portion of site bounded by Melville, Burrard, Georgia and Thurlow, and noted Director of Planning's report thereon, and Technical Planning Board recommendations referred to as (a) to (e).

MOVED by Ald. Bird,

THAT this development permit application be approved, subject to recommendation of the Technical Planning Board (a) to (e) contained in Board of Administration report (Building and Planning matters), dated February 20, 1970.

- CARRIED

(v) Balance of Building and Planning Matters

MOVED by Ald. Linnell.

THAT Clauses 1, 2, 4, 6, 9, 11, and 12 of the report of the Board of Administration (Building and Planning matters), dated February 20, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Licenses and Claims matters), dated February 20, 1970, be adopted.

- CARRIED

Finance Matters

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Finance matters), dated February 20, 1970, be adopted.

- CARRIED

D. Personnel Matters,
Supplementary, February 20, 1970

Vancouver General Hospital:
Assistance of Coordinator Data Processing
and Systems

MOVED by Ald. Broome,

THAT the report of the Board of Administration (Personnel matters, Supplementary), dated February 20, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Property Matters, February 20, 1970

(i) MOVED by Ald. Bird,
THAT Clauses 1, 2 and 3 of the report of the Board of
Administration (Property matters), dated February 20, 1970, be
adopted. - CARRIED

- CARRIED

(ii) Sale of Senior Citizens' Housing Site:
Ukrainian Senior Citizens' Housing Society (Clause 4)

The Board of Administration submitted report of the Supervisor of Property and Insurance regarding conditions of sale to the Ukrainian Businessmen's Association of Lot 3 of A, Block 71, D.L. 333, located on the W/S of Kerr Street, south of 54th Avenue. The sale was approved by Council on January 9, 1968, subject to various conditions.

The organization, operating under the name of the Ukrainian Senior Citizens' Housing Society insofar as this particular land is concerned, has been unable to comply with the City's sale requirements due to circumstances set out in the report, and request extension of the terms of Council's original resolution.

MOVED by Ald. Wilson,

THAT the terms of Council's original resolution be extended for an additional six months period to require the following:

- (a) An option being granted to the City, requiring construction to be commenced to the satisfaction of the Supervisor of Property and Insurance by July 9, 1970.
- (b) Payment in full by the Society of the outstanding principal with interest at 8% per annum and taxes from the date of sale; such payment to be made immediately upon all requirements of the trust agreement being fulfilled.
- (c) The purchaser giving the City a 21-year option to repurchase the land at the net sale price, exercisable in the event the property is utilized for any other purpose.
- (d) Failure to perform in accordance with the revised terms of sale would result in the forfeiture of monies paid and the City cancelling the sale.

- CARRIED

F. Location of Payroll Functions

The Board of Administration, under date of January 6, 1970, submitted a report, respecting relocation of Payroll Functions as prepared by the Director of Finance. The Director of Finance recommends the following recommendation of the Coordinator of Data Processing and Systems be approved:

'that the transfer of payroll functions from the Personnel Services Department to the Accounts Division of the Finance Department be implemented on the basis of the implementation procedures in Schedule A. "

The Board of Administration recommends that the above report be adopted and the Coordinator of Data Processing and Systems be responsible for its implementation.

(Report on file in City Clerk's Office)

Regular Council, February 24, 1970 9

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Location of Payroll Functions (cont'd)

MOVED by Ald. Broome,
 THAT the foregoing recommendations be approved.

- CARRIED

G. Social Service Department:
Single Men's Section

The Board of Administration, under date of February 13, 1970, submitted a report in regard to the Single Men's Section of the Social Service Department and the need for additional staff at 517 Hamilton Street. The following recommendations are made:

- "1. The Social Service Administrator be authorized to hire staff for the Single Men's Section as outlined above and that the necessary funds be provided prior to adoption of 1970 estimate of expenditures.
- 2. The Social Service Administrator submit this program to the Provincial Department of Social Welfare with a view to cost sharing as outlined."

The Board of Administration recommends adoption of the foregoing recommendations.

(Report on file in City Clerk's Office)

MOVED by Ald. Bird,
 THAT the foregoing recommendations be approved.

- CARRIED

H. Historic Photograph Section of the Library:
Staff Requirements

The Board of Administration, under date of February 2, 1970, submitted report of the Coordinator of Data Processing and Systems upon a request from the Vancouver Public Library Director and Board for a new Clerk II position in the photographic section of the Library.

MOVED by Ald. Sweeney,
 THAT this report be referred to the Standing Committee on Finance.

- CARRIED

I. Increase in Residents and Patients:
Personal Care Homes and Private Hospitals

Pursuant to previous Council instruction, the Board of Administration, under date of February 19, 1970, submitted a report from the Director of Permits and Licenses in the matter of increase in residents and patients in personal care homes and private hospitals. A detailed report is set out, including information from the Medical Health Officer and reference to the Fire Chief and Building Inspector.

MOVED by Ald. Broome,
 THAT the following be adopted:

- (1) Personal Care Homes for the elderly be reported on at the time the City Building Inspector reports to Council on the adoption of the 1970 National Building Code.

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Increase in Residents and Patients:
Personal Care Homes and Private Hospitals (cont'd)

- (2) An increase in the number of residents in the 12 private hospitals referred to in the report be approved subject to the procedure as outlined in the last paragraph (Pg.2) of Board of Administration report dated February 19, 1970.
- (3) A report of progress be submitted to Council in one month's time.

- CARRIED

J. Report of Standing Committee on
General Purposes dated February 19, 1970

MOVED by Ald. Broome,

THAT the report of the Standing Committee on General Purposes dated February 19, 1970, be adopted, on the understanding His Worship the Mayor will appoint a special committee to study possible alternative ways and means of financing.

- CARRIED

K. Report of Standing Committee on
Transportation, dated February 19, 1970

MOVED by Ald. Wilson,

THAT the report of the Standing Committee on Transportation dated February 19, 1970, be adopted.

- CARRIED

L. Statue: Intersection of Alexander
and Powell Street

The Board of Administration, under date of February 23, 1970, submitted a report by the City Engineer respecting placement of a statue of Captain John Deighton (Gassy Jack), on City street allowance at the intersection of Alexander and Powell Streets. It is reported the statue has been erected illegally on the street allowance. In a report from the Planning Department it is pointed out that to select locations for statues and other such matters at this time is premature, and that a beautification report for the area is near completion.

MOVED by Ald. Linnell,

THAT approval on a temporary basis be granted in respect of the present location of this statue, subject to it being adequately secured and an appropriate agreement of indemnification being furnished to the satisfaction of the Corporation Counsel.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,

SECONDED by Ald. Wilson,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

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BY-LAWS1. BY-LAW TO AMEND BY-LAW No. 3614 BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (Notice)MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT leave be given to introduce a By-law to amend By-law No. 3614 being the Local Improvement Procedure By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS1. Local Improvement Procedure (Notice)MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS as Section 54 of the Local Improvement Procedure By-law provides as follows:

"54. In all cases where a Court of Revision is required to be held under the provisions of the 'Vancouver Charter' or of this by-law, the Council shall fix the date of such sitting in accordance therewith. Except where Council by resolution otherwise directs, the Assessment Commissioner shall cause a general notice of such sitting to be published in two issues of a daily newspaper, circulating in the City."

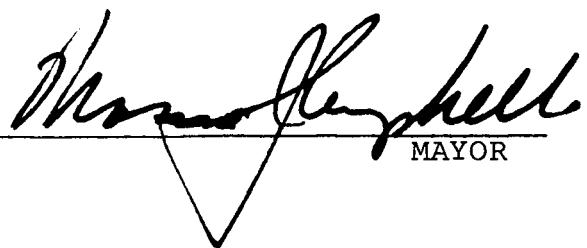
THEREFORE BE IT RESOLVED that with respect to the sitting of the Court of Revision No. 392 scheduled for March 12, 1970, the Assessment Commissioner shall give general notice of such sitting by posting a notice in the office of the City Clerk for a period of seven days commencing on February 25, 1970, instead of by causing such notice to be published in a daily newspaper circulating in the City.

CARRIED

The Council adjourned at approximately 3:45 p.m.

(OVER)

The foregoing are Minutes of the Regular Council Meeting
dated February 24, 1970, and the reports referred to are those on
Page(s) 761-802.....



MAYOR



CITY CLERK

FEB 24 1970

BOARD OF ADMINISTRATION . . . (WORKS) . . . 1

FEBRUARY 18TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated February 20th, 1970)

1. Sewer in the lane west of Seymour Street from the South side of Dunsmuir Street to the L/S of Pender Street

"There are three sewers in this lane which are at different levels but interconnected, the capacity has been adequate and reconstruction has been deferred for a number of years. However, the two older and shallower sewers, to which most of the adjoining property is connected, are in a state of collapse and flooding has been experienced. It will, therefore, be necessary to reconnect all development to the lower sewer which, however, must now be replaced by a pipe of adequate capacity. To provide for future sewer separation, it is proposed to reconstruct as separate sewers.

The estimated cost of 438' of twin 18" and 10" sewer in tunnel, including reconnection of existing development and street drainage, is \$44,000.

I RECOMMEND that \$44,000 be charged to the 1969 Sewers Capital Budget Account Code 0115/7001 'Provision for Unspecified Projects -- Miscellaneous'."

Your Board RECOMMENDS that the foregoing be approved.

2. 1969 Capital Budget - Water Works

"The existing 70 year old water mains on Haro Street, between Denman Street and Bidwell Street and on Pendrell Street between Broughton Street and Jervis Street are not capable of providing adequate fire protection to the new developments in that area. In order to provide adequate capacity it is necessary to install the following:-

- a) Approximately 320' of new mains on Haro Street between Bidwell and Denman Streets.
- b) A new connection to the existing 26-inch water main at the Haro and Bidwell intersection.
- c) A new water main on Pendrell Street between Broughton and Jervis Streets.

The estimated cost of this work is \$11,000. Funds are available in the 1969 Water Capital Budget under 0125/3901, 'Provision for Unspecified Projects'.

I RECOMMEND that the water mains listed above be installed and that \$11,000 be appropriated from Account Code 0125/3901, 'Provision for Unspecified Projects for this work'".

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, February 20th, 1970 . . . (WORKS) . . .

2

3. Alterations to Telephone Exchange Room for "In-Dialing" System

"On May 9, 1969, the City Council authorized the City Engineer to order an "in-dialing" switchboard for the City Hall, to be installed by the B.C. Telephone Company at no cost to the City.

After more detailed engineering studies, the B.C. Telephone Company now reports that more space is required for the switchgear. It is proposed to use the present telephone operators' restroom for the equipment and to provide alternative restroom accommodation.

Because of the changes, the City Building Inspector recommends that a suitable system of mechanical ventilation be provided.

The estimated cost of building, mechanical and electrical alterations is \$5,000. It is estimated that the "in-dialing" system will save approximately \$250 per month which will offset these costs in less than two years.

Provision for this cost has been made in the 1970 Revenue Budget.

The B.C. Telephone Company has ordered the switchgear for the "in-dialing" system and estimates it will require the space by March 23, 1970 if the "in-service" date of July 1st, 1970 is to be met to correspond with the 1970 directory.

RECOMMENDED that the City Building Inspector be authorized to proceed with alterations to the Telephone exchange room and operators' restroom and that \$5,000 be approved for this work in advance of the Budget."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS

4. Tender No. 58-70-1 -
For the Supply of Mineral Aggregates

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above supply were opened by your Board on February 2nd, 1970, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

The total cost shown below is estimated only and is based on quantities used in the previous 12 month period.

The City Engineer and the Purchasing Agent RECOMMEND acceptance of the low bid as follows:-

CONSTRUCTION AGGREGATES LTD.

Items 1 to 12 inclusive, and Items 16 and 17, at a total estimated cost of \$446,100.00. The material is to be delivered and unloaded onto City stockpile. Part of Items 9 and 12 will be picked up at the supplier's stockpile.

No bid was received for Item No. 18 -; Round Stones.

The above price includes all taxes and charges.

Your Board

RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved and the bid bonds of the unsuccessful tenderers be returned."

. . . cont'd

Board of Administration, February 20, 1970 . . . (WORKS) . . . 3

5. Newspaper Advertisements for Local Improvement Courts of Revision During Absence of Daily Newspapers

The Corporation Counsel reports as follows:

"Section 511 of the Vancouver Charter provides that Local Improvement Courts of Revision 'shall begin to sit and hear complaints at such time, not less than fifteen days, after the mailing of the last of the notices referred to in the preceding sections and after such advertising of the sittings of the Court as Council may direct.' By Section 54 of the Local Improvement By-law, Council has directed that the advertising shall be by publication in two issues of a daily newspaper circulating in the City. The newspaper advertisement is in addition to the notice each affected person receives through the mail.

A court of Revision is scheduled for March 12, 1970. In order to avoid a delay in the commencement of the work covered by the projects to be dealt with at that sitting, it is recommended that the Local Improvement By-law be amended to provide that Council may direct that the advertising be other than in a newspaper. Following this amendment, Council could then by resolution direct that the advertising for the Court sitting scheduled for March 12 should be by posting a notice in the office of the City Clerk. The By-law and Resolution necessary to implement this recommendation have been prepared and have been included in the agenda for this meeting under By-laws and Motions."

Your Board

RECOMMENDS that the recommendation of the Corporation Counsel be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 755

Board of Administration, February 20, 1970 (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Purchase of Replacement Typewriter

The Medical Health Officer reports as follows:

"Included in the 1970 Budget Estimates of the Health Department is a request for a replacement typewriter due under the replacement program of the City.

The machine, due for replacement, is now inoperative and the cost to repair amounts to \$160.00.

The Purchasing Agent recommends as follows:

'We, therefore, recommend replacing the Royal HES 16-7122501 typewriter with a Royal 560 Model immediately at a total cost of \$420.00 prior to the 1970 budget approval.'

As there is now an immediate need for a replacement typewriter, it is recommended that funds in the amount of \$420.00 be authorized to purchase the replacement typewriter prior to approval of the 1970 appropriations of the Health Department."

Your Board RECOMMENDS the foregoing recommendation of the Medical Health Officer be approved.

FOR ADOPTION SEE PAGE(S) 755

FEB 24 1970

Board of Administration, February 20, 1970 (HARBOURS - 1)

HARBOURS AND PARKS MATTERSRECOMMENDATION1. Civic Square:
Interim Development

The Board of Parks and Public Recreation, by letter dated January 14, 1970, forwarded the following Resolution:

"BLOCK 71 - CIVIC SQUARE

It was regularly moved and seconded,

.... In view of the fact that there is vacant land in Block 71 and a dire need for open space in the downtown area,

BE IT THEREFORE RESOLVED: That the Mayor and Members of City Council be requested to provide the necessary funds estimated to cost \$35,000 for the Board to go ahead with development of this open space as a landscaped sitting out area on the north half of Block 71 until such time as it is needed for underground parking with finalized park on top.

- Carried"

Your Board RECOMMENDS that this item be referred to the Standing Committee on Finance for consideration during budget matters.

INFORMATION2. Cypress Bowl Development

The Chairman of the Government and Civic Affairs Committee of the Vancouver Junior Chamber of Commerce has advised the City Clerk of the following Resolution passed by that Committee:

"THE VANCOUVER JUNIOR CHAMBER OF COMMERCE urge Vancouver City Council to withhold using City of Vancouver taxpayer dollars for development of Cypress Bowl.

THE VANCOUVER JUNIOR CHAMBER OF COMMERCE are not opposed to use of city monies to assist in the acquisition of, dormant maintenance of, or holding of Cypress Bowl lands in the best interest of future recreational use by the public. It is our opinion that development of Cypress Bowl should not be directly undertaken by the City of Vancouver or any public body, but rather by a free enterprise.'

In addition we wish to point out that:

- (1) The public purse should not be used to directly subsidize the capital necessary for development of such a proposed recreational area.
- (2) Adequate municipal, crown/provincial regulations should exist to direct the development of the Cypress Bowl area by private free enterprise".

Your Board brings this forward for the information of the Members of Council.

BUILDING AND PLANNING MATTERSRECOMMENDATIONS:

1. Rezoning: E/S of Victoria Drive between Harrison & S.E. Marine Drive (A. Petzold)

The Director of Planning reports as follows:-

"An application has been received from Mr. A. Petzold, 2308 Nelson Avenue, West Vancouver, requesting an amendment to the Zoning and Development By-law whereby Lots 1-3, Block 23, D.L. 329 located on the E/S of Victoria Drive between Harrison and S.E. Marine Drive would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is 'add to existing senior citizens development now existing on adjacent easterly site'.

The subject property was acquired from the City for senior citizens development subject to obtaining rezoning after a Public Hearing thereby rounding out the CD-1 Comprehensive Development zoning with the existing comprehensive development to the east located on the north side of S.E. Marine Drive, all for senior citizens housing.

A development permit has been filed to add to the existing senior citizens home now located on lots 4-7, Block 23, D.L. 328 and has been approved by the Technical Planning Board subject to approval by City Council for the rezoning after a Public Hearing.

The Technical Planning Board on January 23, 1970, recommended that the application to rezone Lots 1-3, Block 23, D.L. 329 to a CD-1 Comprehensive Development District be approved with the uses being restricted to a senior citizens development containing dwelling units and sleeping units with recreation and dining facilities and the detailed scheme of development not to be materially different from that submitted and approved subject to conditions by the Technical Planning Board under development permit #50267.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

2. Rezoning: N/S of 15th Avenue between Birch and Alder (G. Gemmill)

The Director of Planning reports as follows:-

"An application has been received from Mr. G. Gemmill, 2354 Oliver Crescent, requesting an amendment to the Zoning and Development By-law whereby Lots 11-20, Block 453, D.L. 526 located on the N/S of 15th Avenue between Birch and Alder would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'establishing an apartment zoned area to include all lots in the 1200 block, within the area, north of 15th Avenue between Birch and Alder for apartment building'.

Board of Administration, February 20, 1970 . . . (BUILDING - 2)

Clause 2 Cont/d.

The subject properties consist of 10 lots in the half block, each having a 50' frontage and a depth of 125' and generally are occupied by quite old large dwellings, most of which have been converted to multiple accommodations. To the west of Birch and north of 15th Avenue the property is zoned RM-3 Multiple Dwelling District as is the property between Birch and Oak, north of 14th Avenue and the lane lying between 14th and 15th Avenues, Birch to Alder.

The lands on the north side of 14th Avenue between Birch and Oak together with the south side of 14th Avenue between Birch and Alder were rezoned to RM-3 Multiple Dwelling District from RT-2 Two Family Dwelling District following a Public Hearing on July 19, 1965, and with few exceptions have been developed with new apartment buildings.

The lands lying south of Broadway, Pine to Oak are 75% developed with specifically designed apartments. The block immediately to the east of the subject properties is occupied by Cecil Rhodes School.

Submitted with the application is a list of six signatures of property owners in the area requesting the zoning change.

The Technical Planning Board on January 23, 1970, recommended that the application be approved.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Rezoning: S.W. Corner of 48th Avenue & Oak Street (III Industries of Canada)

The Director of Planning reports as follows:-

"An application has been received from Mr. Dryvynsyde, Director of III Industries of Canada, 1500 - 675 West Hastings, requesting an amendment to the Zoning and Development By-law whereby Lots 11 and 12, Sub. 13, Block 10, D.L. 526 located on the S.W. Corner of 48th Avenue and Oak would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of the application is 'construction of family restaurant (International House of Pancakes)'.

The subject lots each have a frontage of 58' and a depth of 140' and have been vacant for many years. The remaining 3 lots in the block to the south are zoned C-1 Commercial and are developed with a gasoline service station. The 3 lots on the west side of Oak Street between 49th Avenue and 50th Avenue are zoned C-1 Commercial and developed with a gasoline service station. The other two corners at 49th Avenue and Oak Street are zoned RS-1 One Family Dwelling District and are developed with churches. The surrounding properties are zoned RS-1 One Family Dwelling District and developed with good single family dwellings.

In 1959 an application was made to rezone the subject lots to C-1 Commercial for the construction of a 2 storey building to accommodate stores and professional offices. This application was denied by Council upon reports by the Technical Planning Board and Town Planning Commission.

Cont/d.

FEB 14 1970

Board of Administration, February 20, 1970 (BUILDING - 3)

Clause 3 Cont/d.

A further application was made in 1966 to C-1 Commercial for a gasoline service station. This application was denied by Council following a Public Hearing on June 29, 1967 upon reports from the Technical Planning Board and Town Planning Commission recommending against such rezoning and following submission from adjacent home owners.

The scheme of development indicates a restaurant (International House of Pancakes) with the structure being located on the south side of the site maintaining a 7' setback from the southerly boundary, a 20' setback from Oak Street and a 20' setback from the north south lane, perimeter planting around the site and provision for 20 off-street parking spaces.

A brief was submitted with the application which states in part:

'Concept

The application to have these lands rezoned from RS-1 Single Family Dwelling to CD-1 Comprehensive Development District is being made by III Industries of Canada Ltd. This is a company incorporated under the laws of the Province of British Columbia and is a wholly owned subsidiary of International Industries Inc., a large Californian corporation which is listed on the New York Stock Exchange.

International Industries Inc., throughout the United States, has established a restaurant chain known as International House of Pancakes. These restaurants are all of similar design and colour so that they are easily recognized wherever situated. International Industries Inc., had decided to expand this international restaurant chain to British Columbia and for this purpose the company known as III Industries of Canada Ltd., was incorporated in the Province of British Columbia. One such family restaurant (International House of Pancakes) has been opened in the City of New Westminster at 514 Eighth Avenue. Construction of another International Pancake House will start in January, 1970 in the Municipality of Richmond. III Industries of Canada Ltd., has obtained an option on the two vacant lots situated on the south west corner of Oak Street and 48th Avenue and is making this application to have these lots rezoned in order to construct thereon an International House of Pancakes - Family Restaurant.

The business philosophy of the chain of restaurants known as the International House of Pancakes is the prompt, congenial service of superb quality food at family prices. Pancakes of a wide variety are, of course, the speciality of the International House, but the menu also includes a comprehensive range of other foods.

It is the policy of these restaurants throughout America that no alcoholic beverages are sold and the emphasis is on family dining in a warm, friendly, relaxed atmosphere.

Cont/d.

FEB 24 1970

Board of Administration, February 20, 1970 . . . (BUILDING - 4)

Clause 3 Cont/d.The Design

The design of the International House of Pancakes Family Restaurants throughout America is what might be termed classical Tudor, enhanced by beautifully designed landscaping. The restaurant building, including the one with which this application is concerned, contains a main floor above which is located a mezzanine or service area. The mezzanine or service area accommodates the staff changing rooms, a storage area and equipment such as air conditioning and heating equipment. The dining area is located on the main floor and there is table seating for 82 persons.

The Development

Every International Pancake House Restaurant throughout North America has the same design and is painted with the same colours. In this way these family restaurants are easily recognizable from a distance. There are over 200 such family restaurants in the United States. The American people have become accustomed to the design and the colours of these restaurants and of the high quality of service and food provided.

Each year many Americans drive to the City of Vancouver either as tourists or on business and use the Freeway and Oak Street Bridge to reach the entrance to this City. This approach is, in fact, the southern gateway to Vancouver and it would be a convenience to these travellers to have a familiar restaurant in this area which they would recognize and which would be a welcome sight.

From the plans and sketches attached it will be noted that this development will blend in with the surrounding area and careful consideration has been given to the ingress and egress of vehicular traffic. Adjacent to this property and on its western boundary is a civic lane separating the proposed development and the gas station from the residential homes located to the west.

It will be noted on the plans that any cooking odors produced are carried through a duct system and into a special chimney which emits any cooking odors into the sky above the roof of the building.'

The Technical Planning Board on January 23, 1970 recommended that the application be approved subject to the uses being restricted to a restaurant excluding drive-in or take out. The 3 readings to the amending by-law be not given until prior compliance by the owners to the following conditions:

- a) Consolidation of Lots 11, 12, Sub. 13, Block 10, D.L. 526 into one parcel and so registered in the Land Registry Office.
- b) The detailed scheme of development to be first approved by the Technical Planning Board after a report thereon to the Town Planning Commission and City Council, such scheme to include a minimum landscaped setback of 24' along Oak Street, 8' along 48th Avenue except for ingress and egress, 5' landscaped and tree planting area along the north south lane and the southerly property line plus suitable screened wall.

Cont/d.

Board of Administration, February 20, 1970 (BUILDING - 5)

Clause 3 Cont/d.

- c) The building be first redesigned more residential in character and in keeping with the surrounding residential properties.
- d) One sign only (non-flashing) to be permitted, other than small directional signs, such sign to be located adjacent to the building and behind the 24' landscaped setback from Oak Street.
- e) The design of the building to be approved by the Technical Planning Board after advice from the Design Panel.
- f) Satisfactory arrangements for garbage disposal, loading and unloading and control of fumes to the approval of the Technical Planning Board.

The Technical Planning Board further recommended, should the above conditions or such other conditions as may be set by City Council following a Public Hearing not be complied with by the owners in order to permit the 3 readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date), this approval shall expire.

The Town Planning Commission on February 6, 1970 recommended that the application be not approved."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received, and the matter be referred for the consideration of Council at a Public Hearing.

It should be noted that if this application is approved, then Council's resolution of January 20, 1970 would apply, as follows:

"THAT in cases where Council, following a Public Hearing has approved an application to rezone any specific property to a higher use, it be policy not to give third readings to the rezoning by-law until such time as City Council has received satisfactory guarantees that the developer has finances to carry to completion the proposed development."

4. Rezoning: S/S of 10th Avenue
between Commercial & Victoria
(Pitkethay and Buzz)

The Director of Planning reports as follows:-

"An application has been received from Pitkethay and Buzz Ltd., 2606 Commercial Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 37, Block 162, D.L. 264A located on the S/S of 10th Avenue between Commercial and Victoria would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

The lot in question has a frontage of 50' and a depth of 127' and is immediately east of Lots A, B, C and D which front onto Commercial Drive and are zoned C-2 Commercial and have been occupied for many years by building supply people.

In 1963 an application was made by R. J. Paulson Construction Company to rezone the said lot for the purpose of extending the present building for more sales and display area and adequate parking.

Cont/d.

FEB 24 1970

Board of Administration, February 20, 1970 . . . (BUILDING - 6)

Clause 4 Cont/d.

After reports from the Technical Planning Board and Town Planning Commission, City Council at a Public Hearing on October 7, 1963, approved the rezoning of this lot from an RT-2 Two Family Dwelling District to a C-2 Commercial District subject to prior compliance by the owners with the following conditions:

- a) Dedication of the southerly 5' of Lot 37 of A & B, Block 162 D.L. 264A for future lane widening.
- b) Consolidation of Lots A, B, C, D and Lot 37 into one parcel and so registered in the Land Registry Office.
- c) The proposed addition to the existing building and the provision of off-street parking and off-street loading is first approved by the Technical Planning Board.

The owners did not comply with the above conditions and the three readings to the amending by-law were not given.

Lots A, B, C & D which front on Commercial Drive and zoned C-2 Commercial are only 93' in depth and if the additional 50' lot was added to the site a much more acceptable scheme of development including off-street parking could be advantageous to the operation of the business on this site.

The Technical Planning Board on January 23, 1970 recommended that the application be approved subject to prior compliance by the owners to the following conditions:

- i) Dedication of the southerly 5' of Lot 37 of A & B, Block 162, D.L. 264A for future lane widening.
- ii) Consolidation of Lots A, B, C & D and 37 into one parcel and so registered in the Land Registry Office.
- iii) The detailed scheme of development including any use of Lot 37 Block 162, D.L. 264A, which may include additions to the existing building, the provision of suitable off-street parking and off-street loading to be first approved by the Technical Planning Board.

It is further recommended that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) then this approval shall expire.

The Town Planning Commission on February 6, 1970, endorsed the recommendation of the Technical Planning Board and the further proviso."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

5. Rezoning: N/E Corner of Victoria and 28th Avenue (D. Fabiano)

The Director of Planning reports as follows:-

"An application has been received from D. Fabiano, 4372 Victoria Drive, requesting an amendment to the Zoning and Development By-law whereby Lots 7 & 8, Subdiv. of 1 & 2, Block 1, D.L. 743 located at N/E Corner of Victoria and 28th Avenue would be rezoned from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District.

Cont/d.

Board of Administration, February 20, 1970 (BUILDING - 7)

Clause 5 Cont/d.

The subject properties each have a frontage of 32.93' and a depth of 125' and are currently occupied by an older type dwelling. The surrounding properties are zoned RS-1 One Family Dwelling and generally developed by one family dwellings other than a church and institutional buildings.

A similar type of application in the area was made by a Mr. Paul Bodner of 4038 Victoria Drive to rezone his lot from one family dwelling to a two family dwelling which is located adjacent to the church. This was denied by Council on recommendation from the Technical Planning Board and Town Planning Commission.

The Technical Planning Board on January 23, 1970, recommended that the application be not approved as such rezoning would establish an isolated apartment site in an area predominately developed and zoned RS-1 One Family Dwelling District.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST - MR. D. FABIANO

6. Rezoning: S/E Corner of 34th Avenue & Chambers (Mr. & Mrs. McFadyen)

The Director of Planning reports as follows:-

"An application has been received from Mr. & Mrs. McFadyen of 2606 East 34th Avenue requesting an amendment to the Zoning and Development By-law whereby Lots 14 and 15, Block 4, D.L. 394 located at S/E Corner of 34th Avenue and Chambers would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District for the purpose of off-street parking.

The subject lots have a frontage of 52' and 34' respectively and a depth of 104' and are currently occupied by 2 one family dwellings with the land lying a considerable distance below the street grade. The properties immediately across 34th Avenue are zoned C-2 Commercial and also front onto Kingsway. The properties to the east, west and south are zoned and developed with single family dwellings.

An application was made to rezone the properties across the land to the east and located on the south west corner of 34th Avenue and Wales from RS-1 One Family Dwelling District to C-2 Commercial in 1963 but was refused by Council upon recommendation of the Technical Planning Board and Town Planning Commission.

The Technical Planning Board on January 23, 1970, recommended that the application be not approved for the following reason:

The zoning of the site for commercial purposes or development of off-street parking is considered incompatible with the surrounding single family dwellings.

The Technical Planning Board wish it noted, however, that favourable consideration would be given to a development permit application, as a conditional use to develop the RS-1 lands on the north side of 34th Avenue and located immediately across the lane from the commercial zoned properties on Kingsway for a public parking area subject to suitable landscaping and treatment of the site which could best serve the commercial developments on Kingsway.

Cont/d.

FEB 24 1970

Board of Administration, February 20, 1970 (BUILDING - 8)

clause 6 Cont/d.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

7. Rezoning: W/S of Fraser Street
between 14th and 15th Avenues
(Mr. & Mrs. Hazuda)

The Director of Planning reports as follows:-

"An application has been received from Mr. & Mrs. Hazuda, 3025 Fraser Street, requesting an amendment to the Zoning and Development By-law whereby Lot 12, Subdiv. F, Block 175, D.L. 264A located on the W/S of Fraser Street between 14th and 15th Avenues would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

The applicants state the purpose of the application is 'Want property spot zoned commercial. Please have respect for poor, not only business people. This was not here, cafe, pool hall, italian club. Spoiled value of my residential property. All loading and unloading, public stinky garbage dumped by private firm under our kitchen. Noise from trucks, gasoline fumes. Nusiance unbearable to stand.'

The subject lot has a frontage of 30' on Fraser and a depth of 122' and is occupied by an older type dwelling. Immediately to the south is a 12' lane that serves the commercially zoned properties fronting on 15th Avenue.

While the owners complained of noise from adjacent commercial properties together with trucks using the 12' lane to serve the commercial properties, the existing commercial buildings have been there for many years but the uses have changed during the life of the buildings.

Both sides of Kingsway are zoned C-2 Commercial as is Fraser from Kingsway to 20th Avenue, much of which is not fully developed for commercial uses and many require redevelopment as some of the structures are very old.

Extension of the commercial zone for an isolated site in this area cannot be supported.

The Technical Planning Board on January 23, 1970 recommended that the application be not approved.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST -

MRS. HAZUDA

FEB 21 1970

Board of Administration, February 20, 1970 . . . (BUILDING - 9)

8. Rezoning: N/W Corner of 10th Avenue & Trafalgar (B. Johnson)

The Director of Planning reports as follows:-

"An application has been received from Mr. B. Johnson, 8467 Lougheed Highway, Burnaby, requesting an amendment to the Zoning and Development By-law whereby Lots 8, 9, 10 & 11, Block 127, D.L. 540 located at N/W Corner of 10th Avenue and Trafalgar would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is for 'a restaurant complex containing three contiguous restaurants with off-street parking'.

The sketch plans submitted with the application indicates the development of the site to be with 3 restaurants, one being a drive-in (self-service McDonalds). Lots 5, 6, & 7 which front on to Broadway each have a frontage of 50' and a depth of 111' and are zoned C-2 Commercial. Lots 8-11 inclusive each have a frontage of 50' and a depth of 122' and are currently zoned RS-1 One Family Dwelling District. The 20' lane in the block terminates at the westerly boundary of lot 11 with 10' dedicated for a future lane on the southerly boundary of lot 4 which is immediately north of lot 11.

The scheme of development does not indicate any provision for additional lane extensions. The Broadway lots are basically proposed to be occupied by a self serve drive-in restaurant, the building being located partially on existing commercial lots and partially on the lots to the south which have been requested to be rezoned. The plans also indicate a 24' landscaped setback along 10th Avenue with parking for 48 cars located behind the landscaped setback with loading and unloading bays located at the main entrance to the restaurants.

In previous reports regarding the provision for district shopping centres, including zoning in depth, it has been indicated that zoning in depth to encourage development for district shopping centres (retail and offices) should only take place north and south of Broadway between Stephens and Balaclava Streets. These properties are located in the block east of Stephens Street.

The Technical Planning Board on January 23, 1970 recommended that the application be not approved as such scheme of development is not considered compatible with the adjacent homes to the east, south and west of the subject properties and considerable commercially zoned lands exist which are not fully developed whereby restaurants (other than self service) could be established to serve that particular district.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST - McCAN FRANCHISES LTD.

Board of Administration, February 20, 1970 . . . (BUILDING - 10)

9. Rezoning: N/W Corner of 11th Avenue & Manitoba (B. Wiebe)

The Director of Planning reports as follows:-

"An application has been received from Mr. B. Wiebe, #202 - 4381 Fraser Street, requesting an amendment to the Zoning and Development By-law whereby Lots 12, 13 and 14, Block 34, D.L. 302 located at the N/W Corner of 11th Avenue and Manitoba would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'constructing a 35 suite frame apartment'.

The subject lots have a frontage of 148.5' and a depth of 122' and are occupied by older type dwellings.

In 1969 an application was made to rezone the lots on the south side of 10th Avenue between Columbia and Manitoba. The Technical Planning Board and Town Planning Commission in a Board of Administration report dated June 6, recommended approval and City Council approved the rezoning following a Public Hearing subject to:

'dedication of the necessary lands as required by the City Engineer to provide a suitable east/west lane to serve the subject properties.'

The 3 readings of the amending by-law have not been given to rezone these lands as the condition set by Council has not been met.

At the July 10, 1969 Public Hearing the Technical Planning Board and Town Planning Commission advised they would favourably consider an application if made to rezone the lands on the south side of 10th Avenue between Manitoba and Ontario provided the owners first dedicate sufficient lands to provide a suitable east/west lane in the block, thereby rounding out the RM-3 Multiple zoning on the south side of 10th Avenue.

The Technical Planning Board on January 23, 1970 recommended that this application be not approved as such rezoning would create an isolated RM-3 zoned property on 11th Avenue, the remainder of the lands being zoned RT-2 Two Family Dwelling District.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

10. Rezoning: S/S of 10th Avenue between Commercial & Victoria (Peter Cole - Architect)

The Director of Planning reports as follows:

"An application has been received from Peter Cole, Architect, #405, 540 Burrard Street, requesting an amendment to the Zoning and Development By-law whereby Lots 38-43, Block 162, D.L. 264A located on the S/S of 10th Avenue between Commercial and Victoria would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is 'erecting a five storey medical office building'.

Cont/d.

Board of Administration, February 20, 1970 (BUILDING - 11)

Clause 10 Cont/d.

The subject lots each have a frontage of 50' and a depth of 127' and are currently occupied by older dwellings.

Submitted with the application are sketch plans prepared by Peter Cole, marked 'Received City Planning Department, September 10, 1969, and December 31, 1969' and marginally numbered Project #454. These plans indicate a five storey and penthouse medical building with basement, having a total floor area of 35,632 sq. ft. and provisions for 89 off-street parking spaces, all located on the surface with very little landscaping on the site.

To the north across 10th Avenue is a Safeway supermarket which was rezoned to C-2 Commercial on December 20, 1965, following a Public Hearing, to permit redevelopment of a new store which eliminated some homes on the north side of 10th Avenue and the concrete plant which fronted onto Broadway. A landscaped setback of 24' along 10th Avenue was required.

In dealing with the application by Canada Safeway, the Technical Planning Board and Town Planning Commission were somewhat reluctant to expand the C-2 Commercial zone in depth in this particular area, as it has been considered for some time, the most suitable location to establish a district shopping centre in this area of the City would be on both sides of Commercial Drive between Kitchener Street and 3rd Avenue east, such rezoning took place in part at the north west corner of 1st Avenue and Commercial Drive.

In a C-2 District the maximum height of a building shall not exceed 40 feet nor three storeys. The proposal is in fact a 6 storey building 74 feet in height. The applicant has stated, however, if the zoning was approved he wished to take an appeal to the Board of Variance to relax the height restrictions.

The properties to the east, west and south, except those fronting onto Commercial Drive, are zoned as an RT-2 Two Family Dwelling District and developed with older dwellings some of which are in multiple use.

The Technical Planning Board on January 23, 1970 recommended that the application be not approved for the following reasons:

- a) The extension of the C-2 Commercial Zone in this area is not considered desirable and the development as proposed would not be compatible with the surrounding residences.
- b) A great deal of the C-2 Commercial zoned lands on both sides of Commercial Drive from Venables to the north to 14th Avenue on the south is either vacant, underdeveloped or contains very old buildings, all requiring redevelopment.

The Town Planning Commission on February 6, 1970 recommended that the application be approved."

Your Board RECOMMENDS that the application be refused in accordance with the recommendation of the Technical Planning Board.

Board of Administration, February 20, 1970 (BUILDING - 12)

11. Rezoning: S/W Corner of Main Street &
S.E. Marine Drive (Standard Oil Co. of B.C. Ltd.)

The Director of Planning reports as follows:-

"An application has been received from Mr. F. Moore of the Standard Oil Company of B.C. Limited, 833 Marine Building, Vancouver, requesting an amendment to the Zoning and Development By-law whereby Lot 1, Block 3 of Parcel A of Block 12 and north part of Lot 13, D.L. 322 located on the S/W Corner of Main Street and S.E. Marine Drive would be rezoned from a C-1 Commercial District to an M-2 Industrial District.

The applicant states the purpose of his application is 'developing the above property with a fully automated car wash facility to replace the existing two-bay gasoline filling station'.

Submitted with the application is a brief which states in part:

'Purpose'

Our Company desires to develop an attractive, well-landscaped, fully automatic car wash to replace the present two-bay service station. In order to assure that the building is pleasing in appearance and that it complements the other developments in the immediate vicinity, we have engaged the services of Mr. Shigeru Amano who has had considerable experience in designing for this particular use.

Equipment

The equipment which we propose to use has a rated capacity of 100 cars per hour and includes the following items:

Vacuum Cleaners
Hookless conveyor with wheel co-relator
Wheel washers
Pre-rinse and final rinse
A seven brush booth which covers the contours of the car
Automatic Waxer
Blower dryer

The equipment can be operated as a complete car wash operation and for this purpose our proposed building provides an observation area to permit the customer to observe his car at all times. It may also be operated as an 'exterior wash' only in which case the customer would drive his car through the wash 'tunnel' and the interior cleaning would be excluded. The proposed equipment is manufactured in Canada and we have satisfied ourselves that it will do a very creditable job.

Operation

It is our intention to sell gasoline through this car wash and for this purpose our pumps are located together with the vacuum cleaners prior to entering the 'tunnel'. The number of pumps and the vacuum cleaning facilities are related to the capacity of the car wash as is the 'stack-up' area which allows for at least 25 cars in the pre-wash location.

Board of Administration, February 20, 1970 (BUILDING - 13)

Clause 11 Cont/d.

Building

The proposed building is faced with stone and wood set off by landscaped areas. It has a mansard roof with a gold background and black aluminum battens. The ground area covered by the building is 3,300 sq. ft. and since the site is 26,700 sq. ft. the floor space ratio is less than 5.

The Marketing Area

We have carefully selected this particular location for conversion to automatic car wash operation because of the following factors:

- a) substantial traffic count, Marine Drive, carries in excess of 25,000 cars per day in both directions and thus provides a steady transient clientele.
- b) there is a substantial and growing industrial population to the immediate south and west. This will assure a steady clientele during the working days of the week.
- c) the area immediately north of Marine Drive is almost fully developed with houses and apartments to the west. This is the clientele we will be reliant on for weekend business.

The combination of the above three types of clientele will assure a steady and substantial business and at the same time is assurance that a desirable service is being rendered to the public.

Accessibility

We presently have three access driveways, two on Marine Drive and one on Main Street. Our proposed development calls for the elimination of one of the Marine Drive access points and the relocation of the Main Street access point.

The remaining Marine Drive access will be restricted to outgoing traffic only and will be used on a very limited and controlled basis.

The relocated Main Street driveway will be the only entrance point and will also be the major exit. This approach provides the greatest possible control over traffic and eliminates the necessity for using Marine Drive in favour of a street which is comparatively little used.'

The subject area has a frontage of 140.79' on Marine Drive and varying in depth from 158' to 217'.

The sketch plan received in the City Planning Department on January 12, 1970, indicates a 24' landscaped setback along Marine Drive with one 20' egress driveway on to Marine Drive with additional planting on a portion of the westerly boundary, at each end and on the east side of the building together with a 9' planting strip along Main Street with the exception of the main ingress and egress to the site. The use of the site is to be a carwash and gasoline filling station. The front portion of the site is currently occupied by a gasoline filling station constructed in 1956 which is to be demolished.

Cont/d.

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Board of Administration, February 20, 1970 . . . (BUILDING - 14)

Clause 11 Cont/d.

The site has been zoned C-1 Commercial for many years and was permitted to remain C-1 Commercial when a large majority of lands lying south of Marine Drive were rezoned to Industrial with a 40' landscaped setback requirement as the gasoline filling station did exist and had maintained some small landscaped areas along Marine Drive.

The Technical Planning Board on January 23, 1970, recommended that the application be approved subject to prior compliance by the owners to the following condition:

The detailed scheme of development is to be first approved by the Technical Planning Board and provided the owners can and do obtain relaxation from the Board of Variance to reduce the 40' landscaped strip along Marine Drive to that similar as shown on the plan marked 'Received City Planning Department, January 12, 1970' and prepared by Shigeru Amano, Architect, and with the understanding the areas including that landscaped area within the 40' setback are carried out and maintained and in no event, however, shall any advertising or signs be placed in the 40' landscaped setback area. (Section 11(2)

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

12. Rezoning: N/W corner S.W. Marine Drive
and Yukon (Peter Cole)

The Director of Planning reports as follows:

"An application has been received from Peter Cole, Architect, #405, 540 Burrard Street, on behalf of Liberty Enterprises Limited and J. & O Enterprises Limited, requesting an amendment to the Zoning and Development By-law whereby Lot D, Block 2, D.L. 311, Lot B of 3, Block B, D.L. 323, located on the North West corner S.W. Marine Drive and Yukon, would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is 'erecting a two-storey garden apartment project containing 64 suites in accordance with Section 3(1) of the RT-2 zone'.

Cont/d.

Board of Administration, February 20, 1970 . . . (BUILDING - 15)

Clause 12 Cont/d.

The original application filed requested rezoning of the property to an RT-2 Two Family Dwelling District with the intent of the applicant being, should the subject properties be rezoned following a Public Hearing to an RT-2 Two Family Dwelling District, to apply for a development permit for the construction of 2 apartment buildings on the site for Council's approval after reports from the Technical Planning Board and the Town Planning Commission, in accordance with Section 3 of the RT-2 District Schedule.

After discussion with the Zoning Planner the application was amended by the applicant, by letter dated November 25, 1969, requesting rezoning to CD-1 Comprehensive Development District in lieu of the originally requested RT-2 District Schedule. The applicant also had agreed to follow the suggestion of the Zoning Planner to delay the processing of the application pending consideration by City Council at a Public Hearing on the Low Density Multiple Housing report scheduled to be held on December 11, 1969. However, a further letter was received on December 24, 1969, from Liberty Enterprises Limited and J. & O. Enterprises Limited which states:

' Further to our letter of November 20, 1969, concerning our zoning amendment application, we respectfully request that you proceed to process the application as it now stands.

In the event that the Low Density Multiple Housing Report is adopted by Council, allowing a higher floor space ratio for this type of development, we may wish to take advantage of this at that time. However, this is not contemplated at present.'

City Council on January 20, 1970, did not adopt a portion of the Low Density Multiple Housing report related to comprehensive zoning for areas of 2-8 acres and over 8 acres which also set out guidelines for development.

Lot B of 3, which is privately-owned property has a frontage of 197' on Yukon and a depth of approximately 325'; Lot D, commonly known as Delta View Park, and currently City-owned is somewhat of a triangle in shape having a frontage of 31' on Yukon and a depth of approximately 315' and a width of approximately 220' abutting the north/south City lane. Lot B of 3 has an area of approximately 62,304 sq.ft. and Lot D has an area of approximately 39,802 sq. ft.

The sketch plan submitted with the application prepared by Peter Cole, Architect, marked "Received City Planning Department, September 2, 1969" and marginally numbered 475, indicates 2 - two storey buildings containing a total of 64 dwelling units - 16 two-bedrooms and 48 one-bedroom with cellars below each building containing parking for a total of 56 automobiles and furnace room. An additional 16 off-street parking spaces are being provided on the surface. The sketch plans also indicate the development maintaining a floor space ratio of 0.50 excluding the underground parking areas. The building facing Yukon Street will have a setback of 45' from Yukon, both buildings at the nearest point maintaining a 25' setback from S.W. Marine Drive and the 2nd principal building on the site maintaining a 30' setback from the north/south City lane, with considerable open landscaped area to be maintained between the two buildings.

The property known as Delta View Park has not been finally released by the Board of Parks and Public Recreation. However, on November 13, 1967, following an enquiry through the Property and Insurance Office, the Board of Parks and Public Recreation resolved:

Cont/d..

Board of Administration, February 20, 1970 . . . (BUILDING - 16)

Clause 12 Cont/d.

'THAT the Board release Delta View Park for sale by the Supervisor of Property & Insurance, the proceeds of the sale to go to the Board's Park Purchase Fund, on the understanding that the City Council has a firm park reserve on the park site bounded by S.W. Marine Drive, Ash Street, Lord Street, and a northerly boundary between 68th Avenue and 66th Avenue to be determined in agreement with the School Board.'

The properties across S.W. Marine Drive are zoned as M-1 and M-2 Industrial with all developments to provide a 40' landscaped strip parallel to S.W. Marine Drive. The properties to the east are zoned RS-1 One Family Dwelling District and occupied by a very old tourist court. Immediately to the west the properties are zoned C-1 Commercial and RT-1 Two Family Dwelling Districts and developed with stores and apartments above and 2 family dwellings, each one storey in height. To the north the properties are zoned RS-1 One Family Dwelling District and developed with one family dwellings.

Many enquiries have been received by the Planning Department as to the possibility of rezoning the subject properties all of which have been consistently advised that the Planning Department could only support garden type developments which did not exceed a floor space ratio of 0.50 and the buildings not to exceed two storeys in height.

A formal rezoning application was filed in June, 1968, to rezone the subject properties to a CD-1 Comprehensive Development District for development with apartment buildings being two and three storeys in height and having a floor space ratio of 0.80, containing 94 dwelling units. This application was processed through the Technical Planning Board and the Town Planning Commission but was not reported to Council as the application was withdrawn by the applicant.

The Technical Planning Board and the Town Planning Commission, however, took the view that the application should not be approved as the form of development proposed was considered excessive in floor area and would not be compatible with the adjacent one and two family dwellings having particular regard to the size and height of the buildings. These two Boards noted, however, that provided suitable arrangements are first made for the acquisition and consolidation of the City-owned land and its consolidation with the privately owned lands, favourable consideration would be given to a garden or town house development of suitable design with the buildings not exceeding two storeys in height and a floor space ratio not exceeding 0.50 gross, plus adequate treatment of all open portions of the site including off-street parking.

The Technical Planning Board on January 23, 1970, recommended that the application to rezone the subject properties from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District be approved, the uses being restricted to town houses or garden apartments and subject to prior compliance by the owners to the following conditions prior to the 3 readings of the amending by-law being given by Council:

Cont/d..

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Board of Administration, February 20, 1970 . . . (BUILDING - 17)

Clause 12 Cont/d.

- (a) Dedication of the westerly 10' of Lot B of 3 of City lane.
- (b) Approval by City Council for the acquisition of Lot D, Block 2, D.L. 311 (Delta View Park)
- (c) Consolidation of the two parcels after dedication into one parcel and so registered in the Land Registry Office.
- (d) The floor space ratio not to exceed 0.50 measured on the gross floor area of the building, excluding cellars used for parking and such buildings not to exceed 2 storeys in height, plus cellar.
- (e) The detailed scheme of development to be first approved by the Technical Planning Board, such scheme of development not to be materially different from that submitted with the application unless authorized by City Council and subject to the Technical Planning Board receiving advice from the Design Panel on the design of the building.

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.

The Town Planning Commission on February 13, endorsed the recommendations of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

It should be noted that if this application is approved, then Council's resolution of January 20, 1970 would apply as follows:

"THAT in cases where Council, following a Public Hearing, has approved an application to rezone any specific property to a higher use, it be policy not to give third readings to the rezoning by-law until such time as City Council has received satisfactory guarantees that the developer has finances to carry to completion the proposed development".

13. Rezoning: N/E corner 41st Avenue and Collingwood (W.D. Buttjes)

The Director of Planning reports as follows:

"An application has been received from Mr. W. D. Buttjes, Architect, 1065 Howe Street, on behalf of Mr. K. H. Gillespie, requesting an amendment to the Zoning and Development By-law whereby Lots 1 and 2, Block 6 & 7, D.L. 2027, located North East corner 41st Avenue and Collingwood, would be rezoned from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District.

The applicant states the purpose of his application is 'erecting 7 townhouses'.

Cont/d....

Board of Administration, February 20, 1970 . . . (BUILDING - 18)

Clause 13 Cont/d.

Submitted with the application are sketch plans prepared by W. D. Buttjes, Architect, and marked 'Received City Planning Department, September 22, 1969' which indicate 2 principal buildings containing 7 townhouses, two storeys in height, no basement or cellar. The sketch plans also indicate a 24' setback from the existing building line on 41st Avenue, a 15' rear yard from the northerly property line (no lane existing in the block and no proposal to dedicate for lane), 15' and 25' sideyards with walled patios encroaching into the 25' setback from Collingwood Street, off-street parking for 8 cars, part of which is located within the required front yard, all with entry from 41st Avenue. There is no proposal for garbage pickup or storage facilities, etc.

The Architect also indicated the site area after dedication of 17' for future street widening of 41st Avenue will be 19,955 sq.ft., with the buildings and parking areas occupying 7,368 sq.ft. of the site and the building will have a floor space ratio of 0.50.

The two subject lots have a frontage of 63.5' and 66' respectively and a depth of 170.5'. However, 17' are required for future widening of 41st Avenue and 20' for a future lane. The properties immediately to the north are generally 50' in width and 101.5' in depth with no lane available.

All lots in the area are zoned RS-1 One Family Dwelling District and are occupied by one family dwellings, except those lots fronting onto 41st Avenue between Collingwood Street and the lane west of Dunbar and both sides of Dunbar between 39th Avenue and 120' south of 41st Avenue which are zoned C-2 Commercial and two lots on the south east corner of 41st Avenue and Collingwood which are RT-2 Two Family Dwelling District.

Numerous applications have been made for rezoning in this block since 1956.

- (a) 1956 - Lot 1, Blocks 6 & 7, D.L. 2027
RS-1 to a 3-storey Multiple or Commercial
- (b) 1958 - Lots 1-4, Blocks 6 & 7, D.L. 2027
RS-1 to Multiple
- (c) 1959 - Lots 1 & 2, Blocks 6 & 7, D.L. 2027,
RS-1 to C-2 Commercial
- (d) 1961 - Lots 1 & 2, Blocks 6 & 7, D.L. 2027,
RS-1 to C-2 Commercial
- (e) 1963 - Lots 1-11 inclusive, Blocks 6 & 7, D.L. 2027
RS-1 to C-2 Commercial

These applications were refused by Council on recommendations from the Technical Planning Board and Town Planning Commission.

On April 29, 1969, an application was made by Canada Safeway to rezone 10 lots on the south side of 40th Avenue just east of Collingwood Street from an RS-1 One Family Dwelling District to a C-2 Commercial District to permit redevelopment of a new supermarket and related stores. The Technical Planning Board and Town Planning Commission had recommended approval of the rezoning subject to certain conditions. However, following a Public Hearing when numerous objections were heard from adjacent home owners, the application was denied by Council.

Cont/d..

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Board of Administration, February 20, 1970 . . . (BUILDING - 19)

Clause 13 Cont/d.

A brief was submitted by Mr. Gillespie in support of this application, which states in part:

'The Townhouse concept of development is something new to Vancouver. Several such developments are under construction or are completed in other municipalities, but these have been designed principally as low-priced basic accommodation for families who are unable to purchase other forms of housing. These have tended to be of lower construction quality, providing a minimum standard of accommodation and selling for the lowest possible price. As such, they meet certain needs.

However, there are other markets and standards for Townhouse development. We have only to look at cities such as Montreal and London to find that the Townhouse has met a need for upper middle class housing in the more densely populated core city. The subject development has been designed with this type of resident in mind. This type of resident would be compatible with other residents throughout this area. There are many present residents of the Kerrisdale area whose families have grown up and who find a house too much of a burden in terms of maintenance and responsibility. The Townhouse enables such a family to eliminate these burdens and yet, gives them a better alternative than a rental apartment. Their equity in the Townhouse ensures their interest in good maintenance and such a form of ownership ensures the whole development enjoying a standard of maintenance at least as high as other properties in the area.

In choosing this location, two factors are important. It should be close to shops and services in the Kerrisdale area and it should not intrude into an established single family area. I feel that this site meets both requirements. The Planning Department advocates the use of Townhouses as a buffer between residential and commercial land uses and this location, on the edge of a commercial area, would seem to fulfil this objective. 41st Avenue, between Arbutus and Dunbar, is of mixed zoning at present, the uses varying between Commercial, Apartment, Duplex and Single Family. A development such as this would not appear to be out of character with permitted uses on this street.

In designing this development, the site coverage and floor space ratio were kept within the general requirements as proposed by the Planning Department in its report on Low Density Multiple Family Housing. These differ only slightly from the restrictions for single family housing. Townhouses represent a more efficient use of the City's stock of residential land without the extreme densities created by apartment buildings.'

The Technical Planning Board on January 23rd, 1970 recommended that the application be not approved for the following reason:

Such rezoning would permit a small isolated apartment development incompatible in an area predominantly developed with one family dwellings.

The Town Planning Commission on February 13th, 1970 recommended that the application be approved."

Your Board RECOMMENDS that the application be refused in accordance with the report of the Technical Planning Board.

DELEGATION REQUEST MR. K. H. GILLESPIE

Board of Administration, February 20, 1970 . . . (BUILDING - 20)

14. Rezoning: S/W corner of 54th Avenue and Oak Street (C. Diamond)

The Director of Planning reports as follows:

"An application has been received from C. Diamond, Belldee Holdings Limited, 105 N. Commercial Drive, requesting an amendment to the Zoning and Development By-law whereby Lots 5 & 6, Block 17A, D.L. 526, located South West corner of 54th Avenue and Oak Street, would be rezoned from an RS-1 One Family Dwelling District to an RT-1 Two Family Dwelling District.

The applicant states the purpose of his application is 'constructing two semi-detached two-family dwellings on Lots 5 & 6. Because of the lots' location on a major traffic route, it has been impossible to dispose of these lots. They are simply not attractive for single family dwelling homes. We would hope that we would be permitted to build two 2-family dwellings, such as the one permitted on Cambie Street and Oak and 37th Avenue'.

The two subject lots were formerly part of a large site on the South West corner of 54th Avenue and Oak which was used and occupied for many years by a Roman Catholic Society for an institutional use which was subsequently vacated and the building demolished.

In 1967 an application was made to resubdivide the area into single family sites with the lots ranging in size from 70.26' frontage and 150' in depth (being the two subject lots) and the inner lots having a 75' - 80' frontage and varying in depth from 159' to 200'.

A number of lots have been developed with single family dwellings. The majority of the lots in the remainder of the block bounded by Oak, Hudson, 54th and 57th Avenues are quite large as are three lots across Oak Street which are occupied by single family dwellings. The majority of single family lots in the area have a frontage of 66' or greater.

The Technical Planning Board on January 23, 1970, recommended that the application be not approved as such rezoning would permit two sites to be developed with two family dwellings in an area predominantly developed and zoned for one family dwellings most of which are located on similar or larger sites.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST Mr. Wm. STREET

15. Development Permit Application:
Royal Centre

The Director of Planning reports that:

"Dirassar, James and Jorgenson, Architects on behalf of the Great West Saddlery Limited in August 1969 filed Development Permit Application #49558 to erect a hotel-office building-commercial development on the easterly portion of the site bounded by Melville Street to the north, Burrard Street to the east, Georgia Street to the south and Thurlow Street to the west.

Cont/d..

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Board of Administration, February 20, 1970 . . . (BUILDING - 21)

Clause 15 Cont/d.

With the MacMillan Bloedel Building on the westerly portion of the block, the 'Royal Centre' development would be on the remainder.

The applicants have submitted several revised schemes after discussions with the Director of Planning and the Technical Planning Board with advice from the Design Panel.

Drawings as received February 3rd, 1970 indicate development proposals acceptable to the Technical Planning Board on report from the Director of Planning and with the advice of the Design Panel. These development proposals have also the concurrence of the Town Planning Commission.

City Council on December 2nd, 1969 when considering a Board of Administration report regarding the Development Permit Application for the 'Royal Centre' proposal and the proposed Dunsmuir-Melville Connector resolved that the Development Permit be issued in accordance with certain conditions, one of which being:

'(4) The final form of development for the Royal Centre, the remainder of the area as referred to in (1) (b) and the precise route of the Connector street be resubmitted to Council for consideration.'

It was understood that Council intended that the 'Royal Centre' Development Permit Application be processed and dealt with in advance of the proposed Dunsmuir-Melville Connector and related matters being finally settled in detail.

Summary of Development Proposals

The development will comprise:

- A 466' high office building having approximately 498,000 sq. ft. of office space.
- A 355' high hotel building providing 696 sleeping units as well as restaurants, health club, cocktail lounges and other facilities.
- A 54' high banking pavillion.
- A 44' high large banqueting hall, cocktail lounge and related uses, together with two movie theatres.
- The provision of approximately 30% of the site being open from the ground to the sky at plaza level. In addition, a further 18.5% of the site is open at plaza level to provide additional covered pedestrian areas.
- Below the plaza level are two floors of retail shops, etc. - 71,000 sq. ft. of retailing area - and other retailing and hotel facilities.
- 820 off-street parking spaces are provided on lower parking levels below the retail floors.
- The development would have a floor space ratio of 10.5 (a gross floor area of 1,205,000 sq. ft.).
- The existing lane would be closed except for that portion required to service the off-street loading and unloading facilities etc., both to the existing MacMillan Bloedel building and the proposed 'Royal Centre' development.

Cont/d..

Board of Administration, February 20, 1970 . . . (BUILDING - 22)

Clause 15 Cont/d.

Recommendations of the Technical Planning Board

The Technical Planning Board on recommendation from the Director of Planning and approval of the Design Panel are recommending APPROVAL to the general scheme of development.

The Town Planning Commission has endorsed the recommendations of the Technical Planning Board.

The granting of such general approval would enable the Architects and Developers to proceed with the preparation of final sketch plans in required detail for submission to the Technical Planning Board.

The Technical Planning Board recommends that:

'The development proposals be APPROVED insofar as the scheme of development as now submitted with respect to the siting, massing, height and general location of buildings; proposed uses of the buildings (office building, retail stores, banking facilities, hotel and related facilities, banquet halls, movie theatres, restaurants, health club), the number (820 approx.) of proposed off-street parking spaces, the provision of nine off-street loading and unloading spaces, a floor space ratio of 10.5, the plaza levels in relationship to Georgia and Burrard Streets, general location of vehicular ingress and egress to the site.

THAT final consideration of the development permit application be deferred pending the following:

- (a) The submission by the applicant of additional information and/or drawings to indicate the following:
 - clarification of the layout and use of all floors of the buildings;
 - information as to the landscaping and treatment proposals for all open portions of the site and the roofs of the banquet hall and the banking pavillion;
 - the details of the size, location and manoeuvering aisles, ramp grades, etc. of the 820 off-street parking facilities;
 - detailed information on the location of all vehicular ingress and egress to the site;
 - information as to the servicing of all portions of the building for off-street loading and unloading facilities;
 - information that the development will comply with the general requirements of all relevant City By-laws.
- (b) That the applicant can and first does obtain the approval of the Board of Variance for that portion of the office tower building within the CM-1 Commercial District portion of the site - being approximately 14' wide x 122' long with two additional column projections and having a height of 486' above Melville Street in lieu of the permitted 165'.
- (c) That the approval of City Council be first granted, on report from the City Engineer to the closing of portions of the City lane within the block.

Cont/d..

Board of Administration, February 20, 1970 . . . (BUILDING - 23)

Clause 15 Cont/d.

- (d) That information be first submitted from MacMillan Bloedel Limited and the registered owners of the "Royal Centre" property as to the removal of the existing building (The Beachcomber Restaurant) on Lot E $\frac{1}{2}$ of 13; that the development on this lot as owned by MacMillan Bloedel Limited will proceed concurrently with and be maintained at all times as an integral part of the "Royal Centre" development in accordance with the drawings submitted by Dirassar, James and Jorgenson with Development Permit Application #49558.
- (e) That the detailed design, including exterior materials and finishes, be first approved by the Technical Planning Board with advice from the Design Panel.

The applicant should note that the Technical Planning Board is concerned that the final development will provide a high standard of architectural design. Not only must each building within the development be compatible, but they should be considered in relationship to the existing surrounding developments.'

With the foregoing approval the applicant can now proceed with the detailed design of the development including the siting, massing, height and general location of buildings etc.

The Technical Planning Board wish however, to bring to the attention of the Developer the following design suggestions:

- (a) The position of the office tower in the overall development could be changed to provide a better relationship to Georgia Street. This could in turn improve the pattern of open space on Georgia Street.
- (b) The development could be further enhanced if the proposed separate bank pavillion was more closely unified with the other buildings and also had the same appearance.
- (c) The elevations of the development facing Melville Street could be reconsidered as these northerly elevations may face a future major arterial.

It is recommended that the recommendations of the Technical Planning Board be APPROVED."

Your Board RECOMMENDS that the recommendation of the Director of Planning be endorsed.

An Architectural model of the "Royal Centre" Development will be available when this report is dealt with by Council.

(An extract from the Minutes of City Council of December 2nd, 1969, is circulated for Council's information)

FOR ADOPTION SEE PAGE(S) 755, 756

Board of Administration, February 20, 1970 . . (LICENSES & CLAIMS - 1)

LICENSES & CLAIMS MATTERS

RECOMMENDATIONS

1. Claim #9187 - Mr. Kosmas Galos,
1346 Arbutus Street, Vancouver, B. C.

The Corporation Counsel reports as follows:

"The claimant seeks compensation for damages done to his home at 1346 Arbutus Street by vibration caused by the use of heavy equipment to excavate and drive piles when a large sewer was installed along Arbutus Street between August, 1968, and August, 1969.

A report from the Engineering Department indicates that Mr. Galos' house is centered in an area of peat and that the pile driving into the peat next to the house undoubtedly subjected it to quite heavy vibrations. Mr. Galos' home had been very extensively redecorated in approximately 1961 and the workmanship and materials used were of very high quality. There is no doubt that the vibration caused cracking in the ceilings and walls and that very extensive repairs are necessary to return the house to its original condition.

The Law Department has negotiated a settlement of \$912.50 with Mr. Galos, which is approximately 50% of the estimated cost of repairs. This settlement makes proper allowance for depreciation and for normal cracking in the plaster surfaces.

It is the opinion of the Corporation Counsel that the City is liable to the claimant and that the amount of the proposed settlement is in order."

Your Board RECOMMENDS payment of \$912.50 in full settlement of the above-described claim.

2. City's Claim for Compensation:
C.N.R. Tunnel at Boundary Road

The Corporation Counsel reports as follows:

"At the Council meeting held on January 20th, 1970, Council authorized settlement of the above claim in the amount of \$40,800.00.

I have now received from the Solicitor for Canadian National Railways a cheque in the amount of \$40,800.00 together with a Release for execution by the City. I would therefore recommend that Council pass the following resolution:

Cont'd . . .

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Board of Administration, February 20, 1970 . . (LICENSES & CLAIMS-2)
Clause No. 2 Cont'd.

'THAT His Worship the Mayor and the City Clerk be authorized to execute the Release submitted on behalf of the Canadian National Railway Company releasing that Company in respect of all claims of the City arising out of the construction of the tunnel in the vicinity of Boundary Road.'"

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

* * * *

FOR ADOPTION SEE PAGE(S) 756

FINANCE MATTERSRECOMMENDATIONS1. Sinking Fund and Investment Matters, January, 1970

The Board considered the following report of the Director of Finance respecting Security transactions during the month of January, 1970, and a Summary of Securities held by the General and Capital Accounts as at January 31, 1970.

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Yield %</u>
<u>Date</u>	<u>Bank Deposit Receipts Purchased</u>					
Jan. 8	Toronto Dominion Bank	Jan. 30/70	\$ 502,923.29	\$ 500,000.00	22	9.70
9	Royal Bank of Canada	Jan. 16/70	701,208.22	700,000.00	7	9.00
15	Royal Bank of Canada	Jan. 26/70	501,307.95	500,000.00	11	8.68
15	Royal Bank of Canada	Jan. 30/70	1,505,554.11	1,500,000.00	15	9.01
15	Royal Bank of Canada	Feb. 9/70	402,534.25	400,000.00	25	9.25
15	Royal Bank of Canada	Feb. 13/70	604,585.97	600,000.00	29	9.62
15	Can. Imperial Bank of Comm.	Feb. 17/70	252,126.92	250,000.00	33	9.41
26	Mercantile Bank of Canada	Feb. 17/70	502,712.33	500,000.00	22	9.00
30	Bank of British Columbia	Feb. 17/70	502,058.90	500,000.00	18	8.35
30	Bank of British Columbia	Feb. 25/70	<u>502,973.97</u>	<u>500,000.00</u>	26	8.35
			<u>\$5,977,985.91</u>	<u>\$5,950,000.00</u>		

SINKING FUND TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Yield %</u>
<u>Date</u>	<u>Debentures Purchased</u>						
Jan. 12	City of Van. 5½%	Mar. 1/73	\$1,000.00	\$88.84	\$ 888.40	3/2	9.73
12	City of Van. 5½%	Mar. 1/74	<u>1,000.00</u>	85.90	<u>859.00</u>	4/2	9.73
			<u>\$2,000.00</u>		<u>\$1,747.40</u>		

GENERAL AND CAPITALSUMMARY OF SECURITIES HELD AS AT JANUARY 31, 1970.

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cost or Book Value</u>
<u>Short Term</u>		
Bank Deposit Receipt	<u>\$ 2,766,992.34</u>	<u>\$ 2,750,000.00</u>
<u>Medium Term</u>		
Canada 4½% Bonds due September 1, 1972.	<u>\$ 4,319,000.00</u>	<u>\$ 4,264,922.56</u>
	<u>\$ 7,085,992.34</u>	<u>\$ 7,014,922.56</u>

RECOMMENDED by the Board of Administration that the above report of the Director of Finance re Sinking Fund and Investment Matters be confirmed.

FEB 24 1970

Board of Administration, February 20, 1970 (FINANCE - 2)

2. Works Yards Capital Projects

Council approved the allocation of \$105,100 for the projects listed below as part of the 1969 Basic Capital Program:

Truck Storage - Cambie Yard	\$22,000
Paving & Grading " "	14,000
Electrical Improvements - Cambie Yard	9,700
Car Wash	51,000
Building additions - Manitoba Yard	8,400
	<hr/>
	\$105,100
	<hr/>

These projects, which were proposed by the City Engineer and recommended by the Board of Administration, were to be submitted to Council for final approval before the work commenced. Through an oversight, final Council approval was not obtained and the projects are now completed or in progress.

Your Board RECOMMENDS that Council grant retroactive approval to these projects.

FOR ADOPTION SEE PAGE(S) 756

FFB 100-1000

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTFEBRUARY 20, 1970RECOMMENDATION

1. Vancouver General Hospital request for help of R. L. Hawkins, City Co-ordinator of Data Processing and Systems

The Director of Finance reports as follows:

"The Executive Director of the Vancouver General Hospital has requested that the City loan Mr. Hawkins for an average of approximately one half day per week, as a person of his qualifications is urgently required in order that the Hospital can proceed with an important project.

The City's Data Processing is carrying a heavy load at the present time and Mr. Hawkins has agreed that any time needed by the Hospital during normal City working hours would be made up to the City after normal hours. Mr. Hawkins' position does not receive pay or compensating leave for overtime, and he does not expect compensation for the extra work.

It is recommended that the City accede to the request of the Vancouver General Hospital for the help of Mr. R. Hawkins, the City's Co-ordinator of Data Processing and Systems, to the extent of not more than one-half day per week, and for a period that does not extend beyond approximately March 31, 1970, at no cost to the Vancouver General Hospital."

Your Board of Administration RECOMMENDS that the recommendation of the Director of Finance be adopted.

* * * *

FEB 24 1970

BOARD OF ADMINISTRATIONPROPERTY MATTERSFEBRUARY 20, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS1. Acquisition - Georgia Viaduct Replacement
818, 822 & 826 Main Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, April 25, 1969, confirmed by Council April 29, 1969, approving the expropriation of Lots 3, 4 & 5, Block 21, D.L. 196 being 818, 822 and 826 Main Street, the owners having refused an offer of \$57,500.00, and also appointing Mr. E.C.E. Todd as the City's nominee to the Board of Arbitration.

These premises comprise a site 75' x 120', zoned CM-1, improved with three buildings. 818-822 Main Street, on Lots 3 & 4, is a one-storey brick building with a floor area of 3595 square feet. At the rear is another one-storey brick building with a floor area of 1200 square feet used for storage purposes. Both buildings were erected about 1900 and are in poor condition. 826 Main Street, on Lot 5, is a two-storey frame building with a main floor area of 1250 square feet erected in 1948. The condition of this building is average for age and type.

Following serving of a Notice of Expropriation, negotiations have continued intermittently due to the fact that it has been extremely difficult to arrange meetings with the owner's solicitor to continue these negotiations. The City Engineer has received a construction schedule from the Viaduct contractor indicating that they will require this property by April 1970.

The City Solicitor requests that authority be obtained to apply for a Vesting Order to forestall any possibility of the construction company making damage claims by reason of it being held up in construction.

RECOMMENDED that the Corporation Counsel be authorized to apply for a Vesting Order in accordance with the foregoing report."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, February 20, 1970 . . . (PROPERTIES) . . . 2

2. Georgia Viaduct Replacement -
Agreement with Western Assembly Ltd.

Reference is made to minutes of Council, March 4, 1969, Item 6, entitled 'Georgia Viaduct Replacement: Right-of-Way through Railway Companies' Lands - Memoranda of Agreement with Lessees' wherein the general concept of entering into agreements with the various lessees was set out, with the recommendation that each separate negotiation would subsequently be reported to Council for confirmation.

The Supervisor of Property and Insurance reports as follows:

"Western Assembly Ltd. occupy a portion of a C.P.R. Freight Shed and land under lease LV 3028. The City requires the lessee's permission to construct the viaduct over the property with Pier G 24 being situated on the leasehold. The contractor has indicated that it will be necessary to cut through the roof of the building to support the forms during construction of this pier, but should not cause the Company undue hardship. The Company's operations will suffer some disruption when the beams for the superstructure are being placed in position as the Workman's Compensation Board will not allow anyone in the affected section of the building while the beams are being placed.

The Company is willing to enter into an agreement with the City based on Item 6 (Property Matters) adopted by Council March 4, 1969, whereby the City is granted permission, by the lessee, to enter his leasehold property for the purpose of constructing and maintaining the Viaduct. The City will undertake to deal with the lessee's claims for disruption of business and additional operative expenses which may be incurred after the actual bridge construction has been completed at which time both parties will be in a better position to determine the exact losses suffered and expenses incurred.

RECOMMENDED that the City enter into an agreement with Western Assembly Ltd. drawn to the satisfaction of the City Solicitor, on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Sale of City-owned Property
Federal/Provincial Housing Sites

The Supervisor of Property and Insurance reports as follows:

"The following public housing projects were approved by Council on April 25, 1967, and August 8, 1967.

- a) F.P.-12 (Grandview Highway & Penticton Street)
- b) F.P.-13 (Rupert Street and Vanness Avenue)
- c) F.P.-14 (25th Ave. and Brant St.) - This project was formerly known as F.P.-18.

Board of Administration, February 20, 1970 . . . (PROPERTIES) 3

Item No. 3 cont'd

The City Engineer has now prepared subdivision plans marginally numbered LE-3153, LD-1079, and LC-422, showing the sites of the above noted respective housing projects.

The formal agreements between the City of Vancouver and the Senior Governments covering the sale and development of these sites, which will provide approximately 114 housing units, are now being prepared. It is proposed that the subdivision plans be approved and registered in the Land Registry Office in order to expedite the sale of these parcels upon completion of the formal agreements.

RECOMMENDED that subdivision plans marginally numbered LE-3153, LD-1079, and LC-422 be approved and that the Supervisor of Property and Insurance be authorized to effect registration of same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(The plans referred to will be on display in the Council Chamber.)

CONSIDERATION

4. Sale of Senior Citizens' Housing Site - Ukrainian Senior Citizens' Housing Society

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated January 9, 1968, approved the sale of Lot 3 of A, Block 71, D.L.333, Fraserview, situated on the West side of Kerr Street, South of 54th Avenue, to the Ukrainian Professional Businessmen's Association, for the price of \$25,080.00. The terms of sale were 10% cash and the full balance in 12 months at 8% per annum, plus taxes, subject to the following conditions:-

- a) The purchaser shall give to the City a two-year option to repurchase at the net sale price, to be exercised in the event the purchaser does not proceed with construction.
- b) The purchaser shall give to the City a 21-year option to repurchase at the net sale price, exercisable in the event the property is utilized for any other purpose.
- c) Subject to the purchaser being able to obtain the required permits and approval for senior citizens' housing development.

Payment of the 10% down payment and the proportion of 1968 taxes has been received by the City. However, the balance of the principal and taxes to date have not been paid.

Board of Administration, February 20, 1970 . . (PROPERTIES) 4

Item No. 4 cont'd

The Office of the Supervisor of Property and Insurance has dealt with the Ukrainian Businessmen's Association at considerable length on this matter and the situation is as follows:-

The purchase of these lands by the Ukrainian Professional and Businessmen's Club, under the name of the Ukrainian Senior Citizens' Housing Society, is subject to a trust agreement, as follows:

- i) Securing land from the City of Vancouver.
- ii) Approval of development permit and building permit.
- iii) Approval of loan from Central Mortgage & Housing Corp.
- iv) Approval of Provincial Government grant.

Regarding item (ii), the development permit and building permit were approved by the City in June and August respectively during 1969.

Regarding item (iii), the necessary approval of a loan for Senior Citizen development has been obtained from Central Mortgage & Housing Corporation.

Regarding item (iv), your officials have confirmed with the Deputy Provincial Secretary's Office in Victoria that his Office is recommending approval of a grant to the Ukrainian Senior Citizens' Housing Society, and it is anticipated that final approval by the B.C. Cabinet will be forthcoming shortly. Your officials have obtained a copy of the trust agreement and also a letter from the Ukrainian Professional Businessmen's Club's bankers, confirming that the necessary funds are on deposit in the bank in trust.

In view of the foregoing and the fact that it appears that the Ukrainian Senior Citizens' Housing Society will be in a position to commence construction shortly, Council may wish to consider the extension of the terms of Council's original resolution for an additional six month period, thus requiring:-

- a) An option being granted to the City, requiring construction to be commenced to the satisfaction of the Supervisor of Property and Insurance by July 9, 1970.
- b) Payment in full by the Society of the outstanding principal with interest at 8% per annum and taxes from the date of sale; such payment to be made immediately upon all requirements of the trust agreement being fulfilled.
- c) The purchaser giving the City a 21-year option to repurchase the land at the net sale price, exercisable in the event the property is utilized for any other purpose.

Failure to perform in accordance with the revised terms of sale would result in the forfeiture of monies paid and the City cancelling the sale.

The Society has agreed to proceed in accordance with the above should Council give this request its favourable consideration."

Your Board submits the matter to Council for consideration.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSESFEBRUARY 19, 1970

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, February 19, 1970, 9:30 a.m. in #1 Committee Room.

PRESENT:

Alderman Broome, (Chairman)
His Worship the Mayor, Aldermen Bird, Calder
Hardwick, Linnell, Phillips, Sweeney, Wilson

ABSENT:

Alderman Adams (On Leave)
Alderman Rankin

CLERK:

M. James

PART I

The following recommendation of the Committee is submitted to Council for consideration.

RECOMMENDATION:

1. Empire Stadium - Synthetic Turfing
B.C. Track & Field Association

At the Council meeting of February 10, 1970 a request was submitted from the B.C. Track & Field Association requesting Council to hear a delegation in support of that Association's concern re the proposal to install synthetic turfing in Empire Stadium. At that meeting Council resolved as follows:

"THAT this matter be referred to the Standing Committee of Council on General Purposes at which time the B.C. Track & Field Association, together with other interested parties, be given an opportunity to appear."

In compliance with the instructions of Council your Committee heard the following groups who were represented by the named persons. A brief synopsis of each presentation follows the name of the Association or group.

B.C. TRACK & FIELD ASSOCIATION - Mr. Don Basham, President

Referred to that group's letter of January 18, 1970 and explained the present concern of the group.

HIGH SCHOOL TRACK & FIELD ASSOCIATION - Mr. Van Morrison

Explained the needs of the High School Track & Field Association for a full size, all weather stadium with an all weather playing field and track. Pointed out the need for practice facilities.

B. C. LIONS - Mr. Veitch and Mr. Eaton

As the only professional sports group present, wished to support the installation of the synthetic turf and for further support of their position, introduced Mr. Lanman, Director of Athletics for the City of Seattle's Schools system. Mr. Lanman spoke to his experience with the artificial turf installed in stadium under his direction in Seattle and pointed out that they had experienced a 600% increase in use, a 50% decrease in injuries and a substantial decrease in maintenance costs. Mr. Lanman advised that all persons connected with the stadium, both players and spectators, were pleased with the results of their installation.

PACIFIC NATIONAL EXHIBITION - Mr. Rennie and Mr. Caravatta

Supports the installation. Pointed out that Empire Stadium is used

. . . cont'd

Clause 1 cont'd

only 16 to 20 times a year at the present time. Pacific National Exhibition in accordance with the instructions of Council had set attractive rates in connection with track and field events and will make available the turf practice field and other areas in the vicinity available for those field events which are inhibited by the artificial turf. They produced a telegram from Mr. Harry Jerome strongly supporting the installation of the turfing and the track. The Pacific National Exhibition estimates a reduction of \$25,000 per annum in field maintenance costs after the turfing is installed.

BOARD OF PARKS AND PUBLIC RECREATION - Superintendent S.S. Lefeaux
and Mr. Marshall Smith

Supports installation of artificial turf in Empire Stadium.

VANCOUVER SCHOOL BOARD - Mr. Armour, Co-ordinator of Physical Education and Athletics

Supports the turfing and track installation. Pointed out the advantages to the group he is concerned with - evening games, low rentals, ease of conversion to track and field.

HIGH SCHOOL FOOTBALL COACHES ASSOCIATION - Mr. W.R. Vance, President

Pointed out the advantages to his group and the advantages to City schools. Some playing fields at schools must be closed after use for football and thereby depriving the schools the use of their playing fields for some months. Estimated that the artificial turfing would allow 14 games in one week or the participation of some 830 players.

Advised the Committee that Dr. H.S. Gillespie (Orthopaedic Surgeon) was prepared to submit medical evidence which supported the installation of artificial turfing through the reduction of the playing field injuries.

B.C. FEDERATION OF HIGH SCHOOL ATHLETICS ASSOCIATION - Mr. Don Steen

Supported the positions taken by the previous speakers who expressed concern that there might be a limiting factor in terms of rentals for some groups. Strongly supported the multi-sports use of the Stadium.

MR. LORNE DAVIES, ATHLETIC DIRECTOR, SIMON FRASER UNIVERSITY

Concerned with the availability of the Stadium for amateur sports groups and related an incident where a change in schedule was forced by weather and field conditions was experienced. Supported installation of turfing and track.

HASTINGS SCHOOL P.T.A. - Mrs. Shannon

Supports turfing installation as it would return Callister Park for neighbourhood park for playing and school use. Pointed out the inconvenience experienced by residents surrounding Callister Park

B.C. SOCCER FOOTBALL COMMISSION - Mr. W. Miller

Reviewed his connection with the Sub-Committee of Council re Callister Park structure several years ago. Expressed concern over rental rates for amateur groups.

PACIFIC COAST SOCCER LEAGUE - Mr. Burkinshaw

Expressed concern with the possibility of the Stadium once resurfed becoming unavailable to sporting groups by virtue of its popularity. Agreed on the percentage of gate rental rather than overall fee.

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Clause 1 cont'd

BIG 4 CANADIAN FOOTBALL LEAGUE - Mr. Hans Finken, President

Supported the artificial turfing of the Stadium and advised of the advantages this would be to that League.

The Committee referred to the presentations submitted and to the letter from the Minnesota Mining and Manufacturing of Canada Limited being dated February 28, 1970.

The Committee discussed the matter at length and

RECOMMENDS

That the Pacific National Exhibition be instructed to prepare and issue a call for tenders for the complete installation of artificial turf on the playing field surface and the installation of an eight lane all weather track in the Empire Stadium, such call for tenders to be based on specifications and other conditions drawn up in consultation with the appropriate civic authorities.

FURTHER RESOLVED that the Council of the City of Vancouver be consulted before any contract is awarded as a result of a tender call.

FURTHER RESOLVED that the presentations given today be received.

The meeting then adjourned.

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FOR ADOPTION SEE PAGE(S) 759

FEB 24 1970

STANDING COMMITTEE OF COUNCILON TRANSPORTATIONFEBRUARY 19, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, February 19, 1970, at approximately 11:50 a.m. The following members were present:

PRESENT: Alderman Wilson, Chairman
His Worship the Mayor
Aldermen Bird, Broome, Hardwick,
Linnell, Phillips and Sweeney

ABSENT: Alderman Adams (Leave of Absence)
Alderman Calder
Alderman Rankin

CLERK: D. Scott

The minutes of the meeting held February 5, 1970, were adopted.

Due to the lateness of the time, on the suggestion of the Chairman, it was agreed that Items 2 and 5 on the agenda, being Executive Jet Charter Operation and Transportation Arteries: Burnaby, Richmond, Vancouver, be considered today and Items 3 and 4, being General Discussion on Transportation and Highway Grade Separation, be deferred to the next meeting of the Transportation Committee which is tentatively set for Thursday, February 26, 1970, at 2:00 p.m.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS1. Executive Jet Charter Operation

The Committee had before it a communication from International Jet Air Ltd. wherein it was requested Council support the general principle that an executive jet charter operation be allowed to base at the Vancouver International Airport. It was further requested that, if Council agreed, would it so advise the Air Transport Board in Ottawa. The Company advised that their application had been turned down by the Air Transport Board on the grounds that there was not sufficient proof that this service was required at the Vancouver Airport. After due consideration, it was

RECOMMENDED that a letter be forwarded to the Air Transport Board, Ottawa, asking the reasons for its refusal of the application by International Jet Air Ltd. for an executive jet charter operation.

2. Transportation Arteries:
Burnaby, Richmond, Vancouver

Council on February 17, 1970, referred a communication dated February 9th from the Chairman of the Planning Committee of Richmond to this Committee for report back. This communication referred to an Ad Hoc Committee of representatives of Richmond, Burnaby and Vancouver, which had been discussing mutual problems in the field of transportation routes, and liaison with the Department of Highways. The writer requested that, as there is a need to further study the possibility of a traffic corridor linking Highway 499 via the new

. . . Cont'd.

Clause 2 Continued

Knight Street river crossing and Highway 401, somewhere in the vicinity of Boundary Road, this Ad Hoc Committee be recognized and given authority to discuss this and other related matters with the Department of Highways Officials. It was,

RECOMMENDED that we accede to the request of the Chairman of the Planning Committee of Richmond, as contained in his letter dated February 9, 1970, and that the Special Committee on Arterial Road Connections comprised of Aldermen Wilson, Bird and Hardwick, appointed in 1969, be reappointed for 1970, it being understood staff support will be given by the Engineering Department.

The meeting adjourned at approximately 12:00 noon.

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FOR ADOPTION SEE PAGE(S) 759